

# Loring Park Rezoning Study

Project Kick-off Meeting

January 8, 2015

# Rezoning Study Purpose

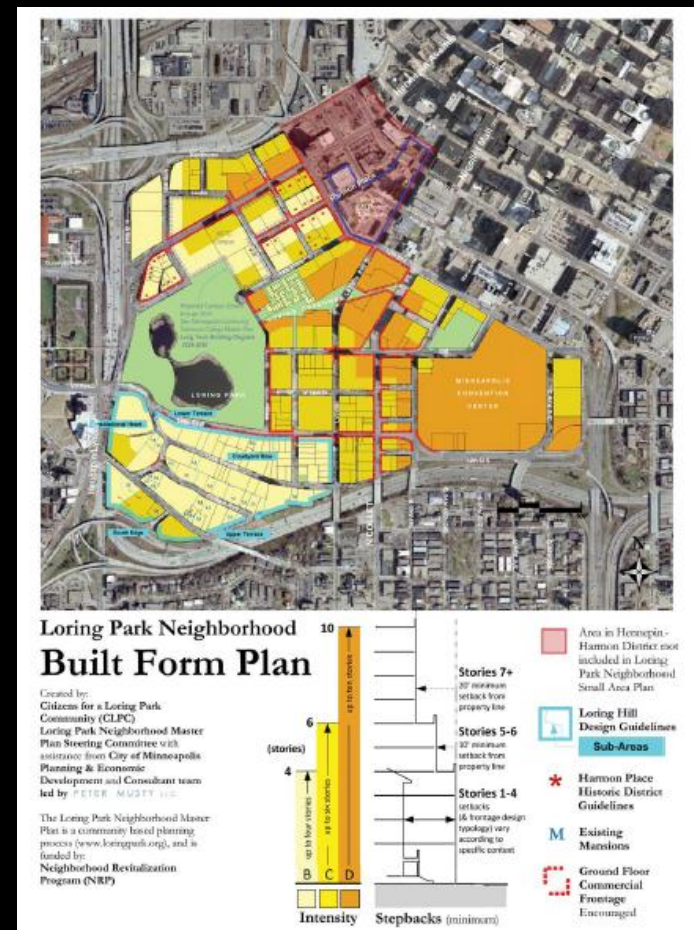
1. To encourage the type of development envisioned in the adopted plans \*
2. To prevent development that is inconsistent with the plans
3. The City has a legal obligation to ensure that zoning reflects adopted land use policy.

*The rezoning is about future development.*

# Adopted Land Use Policy

The Minneapolis Plan for Sustainable Growth (adopted 2009)

Loring Park Neighborhood Master Plan (adopted 2013)



# Minneapolis Zoning Code

All land in the city is assigned a zoning classification in one of these categories :

- Residence Districts (8)
- Office Residence Districts (3)
- Commercial (Mixed Use) Districts (5)
- Downtown Districts (4)
- Industrial Districts (3)

- 
- *Overlay Districts (17)*

# Minneapolis Zoning Code

## Each district regulates:

- Uses (Permitted, Conditional, Prohibited)
- Building height, bulk, and setbacks
- Lot dimensions
- Signage (Size, type, location and lighting)
- Hours of operation

## Regulations that apply across districts:

- Parking and loading requirements
- Spacing requirements
- Site plan requirements

# Legal Non-Conforming Uses

Uses become nonconforming when a new zoning district is applied to a property that does not allow the use that was legally established under the previous zoning district.

- Can continue to operate as usual as long as they are not abandoned for a period of more than 12 months. Property owners can rebut abandonment if they are actively marketing the property
- Can be altered by going through a Planning Commission process
- Can be rebuilt if destroyed
- Can still get loans

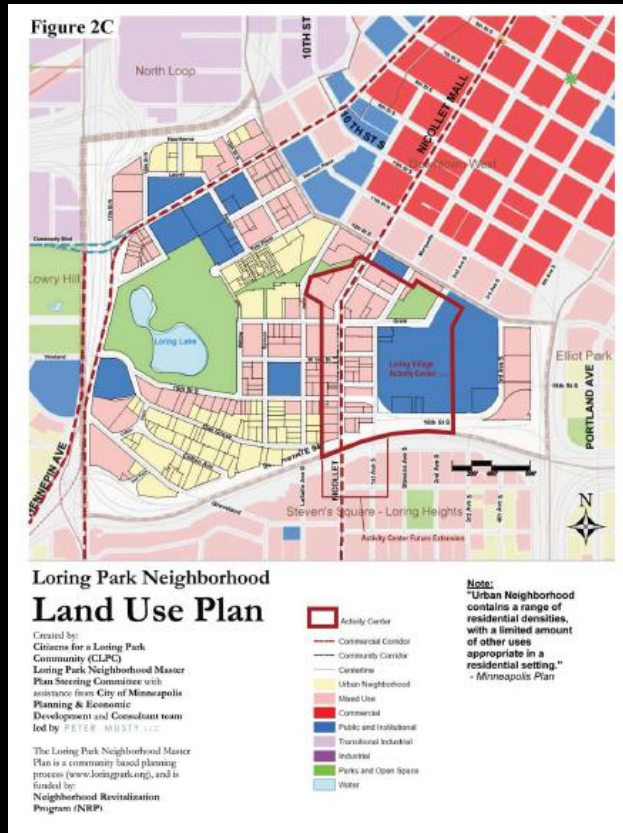
# What will the Changes Mean?

Do they mean that the City wants to “take” my property? **No.**

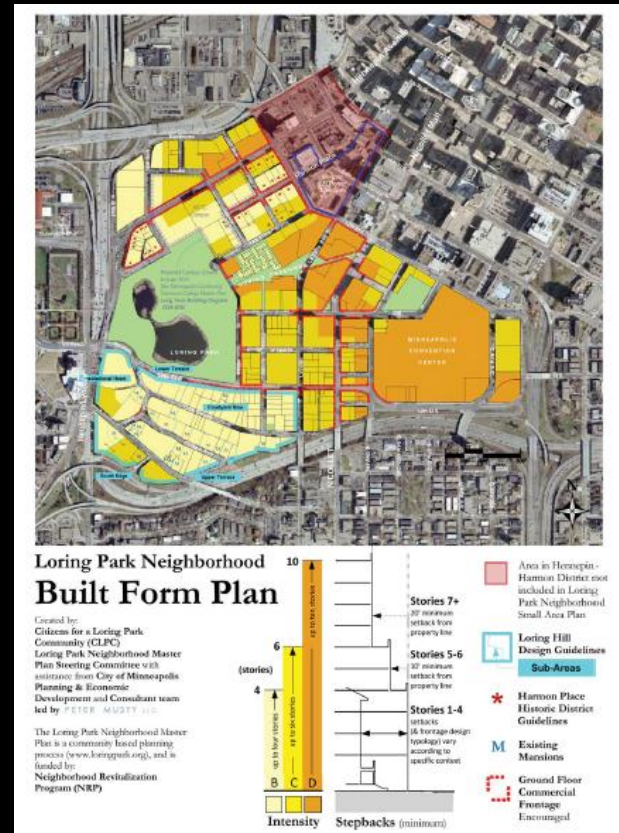
Do they affect my taxes? **No, taxation calculations don't factor in zoning.**

Can I keep my property like it is? Can I change it? **Yes. Some changes may require a “change of non-conforming use” permit.**

# Adopted Land Use Policy



+



+ Text from Policy Documents = New Zoning

# Potential Priority Area – Loring Hill



## Example: 1730 Clifton Place



Current zoning: OR3 and SOD

Allowed height: 2.5 stories

Current use: Institutional

Adopted plan policies:

Height: 4 stories

Use: Urban Neighborhood

# Potential Priority Area – Activity Center

## Example: Meter Farm



Current zoning: C1 and POD  
Allowed height: 2.5 stories  
Current use: Surface parking lot

Adopted plan policies:  
Height: 6 stories  
Use: Mixed Use

# Projected Timeline

	4Q-2014	1Q-2015	2Q-2015	3Q-2015	4Q-2015
<b>1 – Kick-off process</b>					
<b>2 – Data collection</b>					
<b>3 – Existing conditions analysis</b>					
<b>4 - Recommendations</b>					
<b>5 – Public approval process</b>					
<b>6 - Adoption</b>					

# Typical Public Process

- Notices sent to all affected taxpayers and residents within the study area
- Notice to stakeholder groups
- Community meetings
- City Planning Commission
- Zoning & Planning Committee
- City Council

## Contact

Beth Elliott – (612)-673-2442

[beth.elliott@minneapolismn.gov](mailto:beth.elliott@minneapolismn.gov)

Joe Bernard – (612) 673-2422

[joe.bernard@minneapolismn.gov](mailto:joe.bernard@minneapolismn.gov)

Project Website:

<http://www.minneapolismn.gov/cped/loringparkrezoning>